

Coconino County Planning and Zoning Commission
Meeting of September 30, 2020
Zoom-Web-Based Technology

Members Present

Tammy Ontiveros – Madam Chair
Don Walters – Vice-Chair
Sat Best
John Ruggles
Jim Clifford
Mary Williams

Members Absent

Tyanna Burton

Staff Present

Jason Christelman, Director
Jess McNeely, Assistant Director
Bob Short, Principal. Planner
Zach Schwartz, Sr. Planner
Bethan Heng, Intern
Jessica Simons, Coconino County Urban Wildlife Planner
Aaron Lumpkin, County Attorney
Marty Hernandez, Recording Secretary

Madam Chair Ontiveros called the meeting to order at 5:31PM. She noted procedures to the audience.

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF MINUTES

August 26, 2020
August 27, 2020

MOTION: Commissioner Clifford made the motion to approve the minutes from August 26, 2020.

SECOND: Commissioner Ruggles seconded.

DISCUSSION: N/A

VOTE: Commissioner Walters abstained. The vote was unanimous.

MOTION: Commissioner Clifford made the motion to approve the minutes from August 27, 2020.

SECOND: Commissioner Ruggles seconded.

DISCUSSION: N/A

VOTE: Commissioner Walters abstained. The vote was unanimous.

III. PUBLIC HEARINGS

1. Case No. CUP-20-017: A request for a Conditional Use Permit to use a recreational vehicle (RV) as a permanent residence on a 1.05-acre parcel in the AR (Agricultural Residential, one-acre minimum parcel size) Zone. The subject property is located at 2461 Blue Ridge Drive in Clear Creek Pines Unit 5 Subdivision (Lot 469) in Blue Ridge and is also identified as Assessor's Parcel Number 403-59-003.
Property Owners: Jerold Luisi, Phoenix, Arizona
Applicant: Brenda Edwards, Phoenix, Arizona
County Supervisor District: 4 (Jim Parks)

STAFF: Mr. Short gave a PowerPoint presentation and summarized the staff report.

APPLICANT: Brenda Edwards and Gerald Luisi, 4342 E. San Gabriel Ave. Phoenix, AZ, had read the staff report and agreed with the conditions with the 5-year term. They had planned to build within five years and reminded everyone that the CC&R's allowed travel trailers.

PUBLIC: Gerri Cantu and Mark Clay, 1951 Velvet Antler Trail, Blue Ridge, AZ stated the CC&R's stated you must build within 3 years and asked how it could be changed. He stated he did not get notification of the neighborhood meeting. Chair Ontiveros stated the Commission had no control over CC&Rs. Mr. Clay stated they were not notified regarding this CUP. Mr. Short stated the notification area was 300' per state statute. The couple just wanted to voice that they were opposed to the five-year term.

COMMISSION: Commissioner Clifford could make the findings and was in support of the five-year time frame for the CUP. Commissioner Best agreed. Commissioner Ruggles agreed and appreciated that the applicant had applied for the CUP. Commissioner Williams could make the findings and agreed with a five-year CUP. Commissioner Walters and Chair Ontiveros agreed with the five-year term and could make the findings.

MOTION: Commissioner Clifford made a Motion to approve CUP-20-017 with adding Condition# 4 with a five-year time frame expiring on 9/30/2025

SECOND: Commissioner Ruggles seconded.

DISCUSSION: NA

VOTE: The vote was unanimous.

2. Case No. CUP-20-019: A request for a Conditional Use Permit to use a recreational vehicle (RV) as a permanent residence on a 1.03-acre parcel in the AR (Agricultural Residential, one-acre minimum parcel size) Zone. The subject property is Lot 409 in Grand Canyon Subdivision Unit 9 located on Walnut Road in Valle and is also identified as Assessor's Parcel Number 501-40-118.
Property Owners: Daisy and Bonnie Redding, Flagstaff, Arizona
Applicant: Bonnie Redding, Flagstaff, Arizona
County Supervisor District: 1 (Art Babbott)

STAFF: Mr. Short gave a PowerPoint presentation and summarized the staff report.

Commissioner Ruggles asked if the applicant would be building a home eventually. Mr. Short stated that the plan was to eventually build.

APPLICANT: Bonnie Redding, 2400 N. Postal Blvd., Flagstaff, AZ, had read the staff report and agreed with the Conditions. She had asked for a four-year term on the CUP.

PUBLIC: No one from the public spoke.

COMMISSION: All Commissioners could make the findings to approve the CUP.

MOTION: Commissioner Ruggles made a Motion to approve CUP-20-019 with the Conditions as stated.

SECOND: Commissioner Clifford seconded.

DISCUSSION: NA

VOTE: The vote was unanimous.

3. Case No. ZC-20-009: A request for a Zone Change from the G (General, 10-acre minimum parcel size) Zone to the RR-5 (Rural Residential, five-acre minimum parcel size) Zone on a 10.42-acre parcel. The subject property is located at 5680 Braeside Road approximately 1.5 miles west of the intersection of W Route 66 and W Naval Observatory Road and is also identified as Assessor's Parcel Number 116-03-001C.
Property Owner: Craig Hindman, Flagstaff, Arizona
Applicant: Tony Cullum Law Office, Flagstaff, Arizona
County Supervisor District: 3 (Matt Ryan)

STAFF: Mr. Schwartz gave a PowerPoint presentation and summarized the staff report.

APPLICANT: Tony Cullum, 14 E. Dale, Flagstaff, AZ, attorney for Mr. Hindman, agreed with the staff report and the Conditions. He thanked the Naval Observatory, Jessica Simons at Coconino County Urban Wildlife Planner, and the Ponderosa Fire Department for helping with and working with his office on the zone change.

PUBLIC: No one from the public spoke.

COMMISSION: All Commissioners could make the findings.

MOTION: Commissioner Ruggles made a Motion to recommend approval to the BOS of ZC-20-009.

SECOND: Commissioner Williams seconded.

DISCUSSION: NA

VOTE: The vote was unanimous.

4. Case No. ZC-20-011 and SUB-20-011: A request for a Zone Change from the RS (Residential Single-family, 6,000 sq. ft. minimum parcel size) Zone to the PC (Planned Community) Zone on five parcels totaling 40.1 acres for development of a 173-lot master planned community with approval of a master development plan and subdivision preliminary plat. The subject properties are located at the northeast corner of Kachina Village on the west side of I-17 and north of Tovar Trail and are identified as Assessor's Parcel Numbers 116-12-001A and 116-30-048F, 048G, 048H, and 048J
Property Owner: Kachina 36 No. 1, LLC, Tempe, Arizona

Applicant: Civil Design and Engineering (CD&E), Flagstaff, Arizona
Representative: Ian Braun, Flagstaff, Arizona
County Supervisor District: 3 (Matt Ryan)

STAFF: Mr. Short gave a PowerPoint presentation and summarized the staff report. Commissioner Best asked about the existing fence. Mr. Short stated there would be consistent fencing for the neighborhood. Commissioner Best asked about traffic analysis and wondered if it would work into the Commission's decision. Mr. Short stated the applicant had provided a preliminary TIA. Public Works, ADOT, and the Transportation Planner may decide more improvements are needed. Commissioner Best asked about the Level D to E, and the meaning. John Carr stated level service E is the worst traffic situation. Christopher Tressler stated there is a level F and that is the worst. ADOT would prefer it not drop below Level C. It would be very costly to bring the level up and the applicant will be addressing these issues. Tim Dalegowski, Transportation Planner, explained level of service meant a time frame of how long it takes a vehicle to move through an intersection. He reviewed wait times and levels. He wanted to look at the intersection and interchange on I-17 to see what can be done to make the wait time less and the roads safer. He will look to ADOT for recommendations. Commissioner Best asked if there was room for a traffic circle. Mr. Dalegowski said land would have to be purchased for one. Chris Tressler stated the traffic issue does not need to be finalized before approving a preliminary plat, and if approved they could move forward with an engineering analysis and traffic study.

Mr. Christelman stated the TIA submitted is what is required for the preliminary plat. Chair Ontiveros asked Jessica Simmons about the decrease of elk activity and if she could tell us why. Ms. Simmons stated that the elk have not been seen in several years as development has cut them off. This development will cut them off, but elk movement seems to be gone. Where are the elk now if this a known collision area? Ms. Simmons stated there needs to be more collision data and thought ADOT would have it. Commissioner Best wanted more information on elk and thought the applicant could help with obtaining that.

APPLICANT: Ian Braun, CD&E, 618 E. Rt 66, Flagstaff, AZ, thanked everyone for their time in working on this. He has been on board since 2016 but it was too expensive to develop then. They now have reworked the Master Plan to meet the needs and with different product types.

Casey Christianson, 7600 Double Tree Ranch Rd, Scottsdale, AZ, reviewed the proposed the development. He wants to create a place that compliments Kachina Village with different product types, walking trails, and protecting the Springs. This will have 3 different types of communities with high quality materials and exciting architecture. Commissioner Best questioned the fencing stated in Condition #13. Fencing should direct wildlife not restrict them and thought it should be maintained by the HOA so it would be consistent. Ian Braun said that should not be an issue and would work with Jessica Simmons.

Casey Christianson said all fencing would be maintained by HOA and would be in compliance to maintain the wildlife corridor.

PUBLIC: Shari Peralta, speaking for a group (please note that the Zoom cut off and rebooted at his time so names and addresses of the group were not recorded), asked that

the Zone Change be delayed until the Commission could make the Findings, read and addressed each one (natural features, wetlands, wildlife, air quality, traffic, open space), She talked of fire protection and did not feel there was proper protection especially during an evacuation. Wildlife issues have not been fully addressed. There is more than elk. Traffic issues still have not been addressed as Mountainaire residents have not been brought into this. Water resources are an issue and they had just had a 33% increase in their bills. No one had addressed dark skies and the quiet that exists. Land use goals are not consistent with the Kachina Plan. The infrastructure is not in place: internet usage, school bus stops altered and the children's safety, disabled people during evacuations, and many other issues. Once again, she asked for a delay in a decision until all answers are in.

Audra Slusher, 2643 Tovar Trail, lives next to the access road. She appreciates the new plan has more open space. Her main concern is the traffic and speeding that already exists. Noise would be increased with the number of new cars. Construction traffic will be an issue. Speed bumps would help with speed.

Hugh Hegyi and Diane Hegyi, 3419 Jadito Trail, Kachina, is concerned about the density of the development. He is concerned about the dramatic change of the neighborhood. Kachina is a forested community and the development is like a city-similar to an apartment complex. Elk are in the forest and there are signs everywhere.

Dean Barker, 2339 Tovar Trail, Kachina, AZ just bought the house and had he known would not have moved there. He works at home and cannot do so with the construction traffic and noise, along with internet issues. This will seriously hamper his livelihood. There are too many unanswered questions and needs further discussion.

Berta Glawischnig, 2336 Keams Canyon Trail, commented on traffic issues, Pumphouse Wash and the wetlands. Recreation is abundant and thinks the wildlife would be destroyed.

Jill Rundall, 2835 Echo Cave Ovi, agrees with all the other residents' concerns. HOA is not in keeping with the area plan. Speeding is an issue. What chemicals would be used during ice and snow removal? What impact would this propose on the wetlands and springs? How do we know this would not be a second home or an Air BB? She was on Kachina Improvement Water District Committee, but there is not enough data for water availability for firefighting. High quality habitat data for wildlife studies are also needed Amber Belt, 3627 Ancient Trail, agreed with Shari Peralta, and her statements. She had been through an evacuation and was concerned about time it took.

Denice Napoletano, 2423 Hano Trail, is opposed the zone change due to the density, environmental concerns have not been addressed.

Max Hodgkins, 2246 Gambel Oak Trail, speaking for Allen Ott 2237 Gamble Oak Trl and Brian Whitlock 2225 Gamble Oak Trail, had previously worked for a developer, and parking has not been addressed. There is not enough parking as the layout is not sufficient, and he feels they will start parking on Kachina roads. We are moving into uncertain times financially. What happens if it goes belly up or is unfinished? He thinks there are solutions, but this is not a 21st-century subdivision. He asked the Commission to think about the ramifications of these issues.

Les Reichter and Rose Griffin, 4376 Canyon Loop, do not approve of the additional extension on the request. They had moved here for the way the community is presently planned. The new plan is much too dense. They agree with everything that has been

brought up. Elk is prevalent in the area. Unfortunately, they get hit on I-17. This Plan does not go along with the Kachina Area Plan.

Priya Drews, 2586 Moen Kopi Trail, is opposed to this as she lives here for a reason. Jan Balsam stated this does not follow the Kachina Plan and the Commission needs to follow it. Preserve the character of the area.

Barry Lyon, speaking for Alina Ott, 2246 Gamble Oak and Paul Wutt, 3686 Ancient Trail, stated the original lot this parcel sits on was supposed to remain a wetland. They are now preserved. This is landlocked. It was platted to be four, ten acre lots and might be acceptable to Kachina Village. This new development is not affordable at 300k plus. You cannot compare a mobile home park to these houses. Sewer and water connection will create problems in the downward flow into the cul de sac that was purchased for this. He asked the Commission to delay this vote on rezoning to accommodate the existing community. Tovar is part of the trail system and is not safe to walk on. The commercial growth that is expected to be built is not being taken into consideration with this plan for traffic. It disables the intersection. They would like to preserve wildlife, the duck pond, and dark skies. He said he was carrying proxy votes for those that could not be here. Chair Ontiveros stated it is not a vote from the neighbors. Mr. McNeely said it would go to the BOS. Chair Ontiveros said to contact Jess McNeely at Community Development for information.

Marci Bartlet, 2262 Tolani Trail, speaking for Doug Clayton and Tami Eaton 2590 Polaka Trail, are all opposed and agreed with all comments from Shari.

Maggie Knight, 8026 E Old Rt 66, Williams, AZ, asked how the wildlife corridors are looked at. It seems like the wildlife would be pushed off to a different location and doesn't feel like there is enough information regarding this.

COMMISSION: Commissioner Clifford agreed with the residents regarding traffic issues, public safety, environmental issues, view shed of the Kachina area, North and South bound turns going to the gas station, and fire issues, all need more studies. The Conditions are met but more answers are needed.

Commissioner Best agreed with Commissioner Clifford. He suggested changes to Condition #10-after the word tracks add "temporary fencing shall be maintained between natural features and construction activities"; Condition #12-add "native topsoil shall be retained and reinstalled to support the growth of native plants" ; Condition #13-"fencing shall be maintained by the HOA". At the South end of the property there are lots that could be built on with the springs that could destroy the springs. Parking is an issue. The increased density will cause more of a traffic issue

Commissioner Ruggles read all comments and has listened to the residents. All the problems have been stated by residents, i.e. density, traffic, parking, snow removal. There needs to be a balance between the residents, community, and developer.

Commissioner Williams thought this was a difficult case, stating access would be difficult. Springs preservation is a concern but a good proposal by developer. It is noisy but beautiful. Density is a problem. Vegetation will be destroyed in building. There is not enough parking. This is in opposition to the Kachina Area Plan and not consistent with the character of the community. She thought this was too much for Kachina.

Commissioner Walters thought the forest had a very successful thinning program and now the wildlife has more food and habitat. There are ways to deal with a lot of these

issues. The Springs will be protected. The lots near the springs should be eliminated. Forest Highlands waste system had strong odors blowing that way. Traffic is a concern but with a study and the proper work to mitigate the traffic, it could work.

Chair Ontiveros could not make finding 2 and 3 and talked regarding the issues with those. With Finding 1 and regarding the Comprehensive Plan, it states that public input shall be considered. With the countless testimony tonight, we need to listen to the valid reasons the residents gave.

Commissioner Clifford could not make the findings to support this, as there are too many variables and unknowns.

Commissioner Best could not make the findings as this is designed and suggested going back to the original density with improvements as discussed. It is a good idea and a lot of work has been done over the last decade.

Commissioner Ruggles could not make the findings to be consistent with the Kachina Area Plan. The Springs look to be protected, but density increase, and traffic increase needs more work to address these issues.

Commissioner Williams could not make the findings, as it is not consistent with the area plan. The plan needs improvements and adjustments.

Commissioner Walters thought the plan was doable but needs traffic issues addressed.

Chair Ontiveros asked if the Engineers could address the traffic issues.

Ian Braun said they had provided a complete traffic impact statement and will work with Tim Dalegowski

Chair Ontiveros asked if there is any way to solve the traffic issue.

Tim Dalegowski said there was several alternatives; 1) a 4 way stop at Kachina and Tovar to help with wait time; 2) a traffic signal could control the flow better than a 4 way stop; 3) a roundabout which is the ultimate solution. Mr. Dalegowski said more analysis is needed to pick the best solution as the lowest cost. He reviewed costs of each: 1) A four-way stop is \$5,000-\$10,000; 2) a traffic signal runs between \$100,000-\$200,000; 3) a roundabout can run between 2-3 million dollars. Mr. Dalegowski said a 4-way stop would exacerbate the issue of traffic backing up.

Chris Tressler asked if the developer had to have the traffic issued resolved at this time.

Jay Christelman stated the subdivision ordinance required that certain levels are met. The Zoning Ordinance and Subdivision ordinance have been.

Chair Ontiveros asked Mr. Christelman to comment on the Comprehensive Plan and the character of the neighborhood. Mr. Christelman said the Commission and the Board of Supervisor are the ultimate decision makers.

Commissioner Best asked if staff would review what the options were for tonight, either denial and it makes it to the Board of Supervisors, or continuance to resolve some issues. Mr. Christelman said the Commission is the advisor and thought the applicant should be answering questions.

Ian Braun addressed the larger issues. The springs and the original access have not changed since the original approval. The water and sewer have not changed since that was approved by Kachina Village Improvement District. Each unit will have a 2-car garage and driveway. He reiterated that Jessica Simmons stated it was not a wildlife corridor and would not be a travel path. They are willing to put up an eight-foot fence for the wildlife and will continue working with Ms. Simmons. Density has increased over the last approval.

Casey Christensen stated they are sandwiched in between a Mobile Home Park, I-17, and a wastewater treatment plant. The Plan has tried to create a great place by creating and increasing OS and thoughtful communities with high quality houses that addresses parking. He feels like they have worked to create and enhance the overall plan.

Commissioner Walters thought other developments could have more densities with higher traffic and most of things can be addressed in conditions. He suggested adding a condition that the developer has to work with the County Engineer. Chair Ontiveros stated that was there already.

Commissioner Ruggles stated based on what Mr. Braun, Mr. Christelman, and Commissioner Walters have reviewed, he is willing to support this.

Mr. Short said Condition #27 already states that the applicant would be required to do a new Traffic Impact Analysis and the applicant shall install what is recommended.

Commissioner Williams thought the parking issues have been resolved and felt the traffic issues could be worked out. She still had concerns about safety.

Commissioner Best thought a continuance would be a good idea to help the community with the issues. He still could not make the findings without it.

Chair Ontiveros said we are just advisory to recommending to the BOS and it will give the neighbors another chance to speak to the Board of Supervisors.

MOTION: Commissioner Ruggles made a Motion to recommend approval of ZC-20-011 to the Board of Supervisors.

SECOND: Commissioner Walters seconded.

DISCUSSION: Commissioner Best and Commissioner Williams voted “Nay”. All other Commissioners voted “Aye”.

VOTE: The vote passed with a 4-2 vote.

MOTION: Commissioner Ruggles made a Motion to recommend approval of SUB-20-011 to the Board of Supervisors.

SECOND: Commissioner Walters seconded.

DISCUSSION: Commissioner Best voted “Nay”. All other Commissioners voted “Aye”.

VOTE: The Motion passed on a vote of 5-1.

5. Case No. CUP-20-037: A request for a Conditional Use Permit for an 8' x 40' metal storage container on a 2.5-acre parcel in the G (General, ten-acre minimum parcel size) Zone. The subject property is located at 325 Double Cabin Road, Mormon Lake, Arizona and is also identified as Assessor's Parcel Number 402-08-001N.
Property Owner/Applicant: Thomas and June Reutschi, Phoenix, Arizona
County Supervisor District: 4 (Jim Parks)

STAFF: Mr. Schwartz gave a PowerPoint presentation and summarized the staff report.

APPLICANT: Tom Reutschi, 1441 W. Crystal Way, Phoenix, AZ, had not really read the staff report or Conditions, but did not have any concerns. Mr. Schwartz read the Conditions for Mr. Reutschi and he agreed with them.

PUBLIC: No one from the public spoke.

COMMISSION: The Commissioners had no comments

MOTION: Commissioner Clifford made a Motion to approve CUP-20-037.

SECOND: Commissioner Best seconded.

DISCUSSION: NA

VOTE: The vote was unanimous.

IV. CALL TO PUBLIC FOR ITEMS NOT ON THE AGENDA

No one from the public spoke.

Chair Ontiveros adjourned the hearing at 10:22PM

V. CONTINUATION OF STUDY SESSION IF NEEDED



Chairperson, Coconino County
Planning and Zoning Commission

ATTEST:



Secretary, Coconino County
Planning and Zoning Commission